

Sky View Estates Unit 3

City of El Paso — City Plan Commission — 9/6/2018

SUSU18-00065 — Major Final



STAFF CONTACT: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov

PROPERTY OWNER: DVEP Land, LLC, and Pellicano 121 Development, LLC

REPRESENTATIVE: Del Rio Engineering, Inc.

LOCATION: South of Pellicano and East of Joe Battle, ETJ (Extraterritorial Jurisdiction)

ACREAGE: 21.663

VESTED: No

PARK FEES REQUIRED: \$23,290.00

EXCEPTION/MODIFICATION REQUEST: N/A

RELATED APPLICATIONS: SUSU16-00040 (Major Preliminary)

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 21.663 acres of land into 112 residential lots and 1 stormwater pond. Primary access to the subdivision is from Cirrus Avenue and Runway Avenue. This subdivision is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends **Approval** of Sky View Estates Unit 3 on a Major Final basis.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is O5, Remote, and O6, Potential Annexation.

| | |
|--|--|
| GOAL 2.3: | |
| The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking. | |
| POLICY | DOES IT COMPLY? |
| Policy 2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas when practical. | Yes, the subdivision connects to Sky View Estates Unit 2 and the existing Aircoupe Way. |
| Policy 2.3.5.b: Dead-end streets and cul-de-sacs should be allowed only when required by topographic constraints or when conditions on adjoining property prevent existing or future connections. | One dead-end street will have future connectivity with Sky View Estates Unit 4. The other dead-ends are blocked by land owned by different property owners. However, those dead-ends abutting property owned by others have the option to be opened as functioning roadways when the owners decide to develop. |

NEIGHBORHOOD CHARACTER: Subject property is located in the ETJ (Extraterritorial Jurisdiction) as well as the surrounding properties. Surrounding land uses are residential. The nearest park is Starduster Park (0.24 miles). The nearest school is John Drugan Elementary (.97 miles). This property is located within the Eastside Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A

STAFF COMMENTS:

No objections to proposed subdivision.

PLAT EXPIRATION:

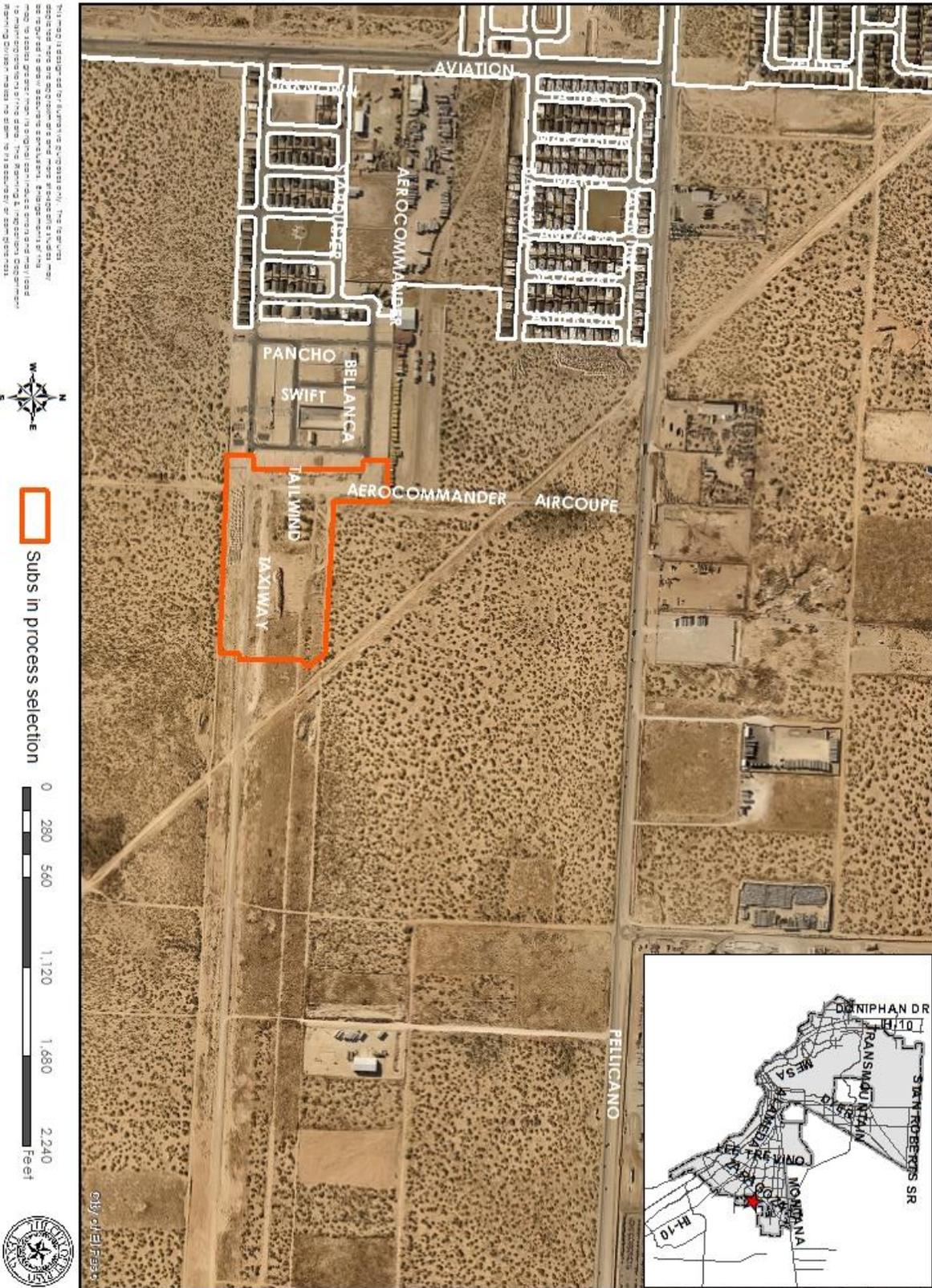
This application will expire on **September 6, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

ATTACHMENTS:

1. Location Map
2. Final Plat
3. Application
4. Department Comments

ATTACHMENT 1

Sky View Estates Unit 3



This map is designed for informational purposes only. The boundary lines shown are not intended to be used for legal purposes. The City of El Paso Planning Division makes no claim of accuracy for this map.

ATTACHMENT 3



CITY PLAN COMMISSION APPLICATION FOR MAJOR FINAL SUBDIVISION APPROVAL

DATE: 6/13/2018

FILE NO. SUSU18-00065

SUBDIVISION NAME: SKY VIEW ESTATES UNIT III

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF SECTION 18, BLOCK 79, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS
EL PASO COUNTY, TEXAS

2. Property Land Uses:

| | ACRES | SITES | | ACRES | SITES |
|---------------|-------|-------|-----------------------|--------|-------|
| Single-family | 15.12 | 112 | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | 6.455 | _____ |
| Apartment | _____ | _____ | Ponding & Drainage | 0.9 | 1 |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below) | _____ | _____ |
| Park | _____ | _____ | _____ | _____ | _____ |
| School | _____ | _____ | _____ | _____ | _____ |
| Commercial | _____ | _____ | Total No. Sites | _____ | 113 |
| Industrial | _____ | _____ | Total (Gross) Acreage | 21.663 | _____ |

3. What is existing zoning of the above described property? ETJ Proposed zoning? _____

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No _____

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)
retention pond

7. Are special public improvements proposed in connection with development? Yes _____ No

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No _____
If answer is "Yes", please explain the nature of the modification or exception
lot frontage minimum to 47' wide. Road width 60' ROW to 54 ROW

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes _____ No

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

12. Owner of record DVEP Land, LLC 7910 Gateway East Ste 102 79915 (915) 591-6319
(Name & Address) (Zip) (Phone)
13. Developer DVEP Land, LLC 7910 Gateway East Ste 102 79915 (915) 591-6319
(Name & Address) (Zip) (Phone)
14. Engineer Del Rio Engineering Inc. P.O. Box 220251 El Paso, TX 79913 (915) 833-2400
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

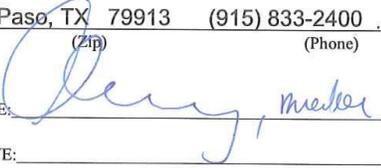


NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

Planning & Inspections Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

12. Owner of record Pellicano 121 Development, LLC. 920 N. Stanton, El Paso, Texas 79902
 (Name & Address) (Zip) (Phone)
13. Developer DVEP Land, LLC 7910 Gateway West Ste. 102 79915 (915) 591-6319
 (Name & Address) (Zip) (Phone)
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ATTACHMENT 4

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Capital Improvement – Parks

We have reviewed Sky View Estates Unit III, a major final plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

1: Please note that this subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and a portion is within the **Eastside Master Plan** area of potential annexation by the City, thus subject to the calculation for Parks & Open Space ordinance Title 19 Subdivisions, **Chapter 19.20** as noted below.

Section 19.20.020 - Dedication Required

A. **Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that subdivisions within the ETJ do not have a zoning district designation however, per plat notes applicant is proposing **112** Single-family lots; 17 lots out of the 112 are with-in the annexation path as above mentioned therefore, applicant shall be required to pay "Park fees" in the amount of **\$23,290.00** based on the following calculations:

17 Units at \$1,370.00 per dwelling unit = **\$23,290.00**

Please allocate generated funds under "Park Zone": **E-11**

Nearest Park: **Starduster Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

El Paso County

Plans previously approved. No objections.

El Paso Water Utilities – Engineering

We have reviewed the subdivision referenced above and provide the following comments:

The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected after the El Paso Water receives an application for water and sanitary sewer services.

The Owner/Developer has entered into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct, a 8-inch diameter & a 12-inch diameter water mains and 8-inch diameter & 12-inch diameter sanitary sewer mains to provide service to this property. The Developer's utility contractor is currently installing the required water and sanitary sewer mains which will be available for permanent service once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

Fire Department

No objections.

Planning & Inspections – Land Development

We have reviewed subject plats and recommend Approval. The Developer / Engineer shall address the following comments:

1: No objections to proposed plat.

TXDOT

No objections. Not under TXDOT jurisdiction.